

**MINUTES**  
**HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)**  
**Meeting – February 10, 2010**  
**Fresno City Hall, Room 2165 A - 2<sup>nd</sup> Floor**  
**2600 Fresno Street**  
**Fresno, California 93721**

**A. CALL TO ORDER**

With a quorum being present, the meeting was called to order by Chair Cox at 5:00 p.m.

**Commissioners**

Present:	Rogenia Cox, CHAIR	Absent:	Jas Singh, Commissioner
	Armando Rodriguez, VICE-CHAIR		Sandy Cha, Commissioner
	Jeffrey Harrington, Commissioner		
	Louise Bauer Davoli, Commissioner		
	Izzy Einsidler, Commissioner		

**Staff**

Present:	Claudia Cázares, Manager	Absent:	Keith Bergthold, Assistant Director
	Housing and Community Development		Planning and Development Department
	Erica Castaneda, Acting Recording Secretary		

**B. COMMUNICATIONS**

None

**C. APPROVAL OF MINUTES**

Minutes of January 27, 2010 were approved as presented.

**D. GENERAL ADMINISTRATION**

1. RECOMMEND APPROVAL OF AMENDMENT NO. II TO DISPOSITION AND DEVELOPMENT AGREEMENT AND HOME AGREEMENT WITH ROEM DEVELOPMENT CORPORATION INCREASING HOME LOAN TO \$2 MILLION FOR DEVELOPMENT OF PHASE ONE (74 UNITS) OF PALM VIEW GARDENS, AN AFFORDABLE SENIOR HOUSING DEVELOPMENT

Corrina Nunez, Housing and Community Development Division provided the report to commissioners. Ms. Nunez provided background information on the project. In 2009 ROEM Development applied for Low Income Housing Tax Credits (LIHTC). Due to an unexpected change in tiebreaker scoring, applicants were impacted by lower scores due to the value the program placed on the amount of public subsidy a developer needed to obtain a high tiebreaker score. Due to these changes, ROEM requested the City provide an additional \$1 million in HOME funding and approve phasing of the Palm View Gardens project. T Tran with ROEM Development assisted in answering commissioner's questions. Commissioner Davoli inquired about the project's density per acre. Mr. Tran explained that the project's density per acre is 33 units. Vice-Chair Rodriguez inquired about the square footage of the units and the number of occupants the units can accommodate. The square footage is approximately 600 sq feet per unit and can accommodate up to three people. Commissioner Einsidler inquired about the time frame to complete the project. Mr. Tran stated that the project will be completed in 2012. Commissioner Harrington inquired about the vacancy rate. Ms. Nunez explained that 3 to 5% is acceptable for rental projects. Claudia Cázares assisted in answering commissioner's questions.

Motion: Motion was made to recommend approval of item D1 by Vice-Chair Rodriguez

Second: Commissioner Einsidler seconded the motion.

Ayes: Cox, Rodriguez, Harrington, Einsidler

Noes: Davoli

Abstain: None

**E. INFORMATIONAL REPORTS**

John Dugan, Planning and Development Department Director, provided a power point presentation on the Fresno Green Development Code, General Plan and MEIR Update. The Planning and Community Development Department's overall work program addresses the continuum of activities the department administers. The mission is to update the 2035 General Plan and Community Revitalization Plans to address population growth and consider the limited resources available.

**F. COMMISSIONERS' ITEMS**

None

**G. UNSCHEDULED ORAL COMMUNICATIONS**

None

**H. ADJOURNMENT**

Next Regularly Scheduled Commission Meeting: **February 24, 2010.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 6:01 p.m.

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Attest: Rogenia Cox, Chair

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Attest: Claudia Cázares, Manager  
Housing and Community Development